058.0	0002	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	804,600	/	804,600
USE VALUE:	804,600	/	804,600
ASSESSED:	804,600	/	804,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PROCOPIO FRANCESCA
Owner 2:	PROCOPIO-DEMAS MARIA S
Owner 3:	
Street 1:	328 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PROCOPIO FRANCESCA -
Owner 2:	PROCOPIO-DEMAS MARIA S -
Street 1:	328 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,340 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 2572 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4340.000	419,500		385,100	804,600
Total Card	0.100	419,500		385,100	804,600
Total Parcel	0.100	419,500		385,100	804,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.83 | /Parcel: 312.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	38211
GIS Ref	
GIS Ref	
Insp Date	08/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0002-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	419,500	0	4,340.	385,100	804,600	804,600	Year End Roll	12/18/2019
2019	104	FV	320,400	0	4,340.	379,600	700,000	700,000	Year End Roll	1/3/2019
2018	104	FV	320,400	0	4,340.	291,600	612,000	612,000	Year End Roll	12/20/2017
2017	104	FV	300,600	0	4,340.	275,100	575,700	575,700	Year End Roll	1/3/2017
2016	104	FV	300,600	0	4,340.	253,100	553,700	553,700	Year End	1/4/2016
2015	104	FV	268,100	0	4,340.	236,600	504,700	504,700	Year End Roll	12/11/2014
2014	104	FV	268,100	0	4,340.	217,900	486,000	486,000	Year End Roll	12/16/2013
2013	104	FV	278,900	0	4,340.	217,900	496,800	496,800		12/13/2012

!4946!

PRINT

Date	Time
12/10/20	19:54:25

LAST REV

Date	Time
09/11/18	10:58:50
apro	
4946	

USER DEFINED

Prior Id # 1:	38211
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROCOPIO MICHEL	42258-50		3/18/2004	Family	1	No	No		MICHELE PROCOPIO D.O.D. 8/31/2015. CATERINA P
PROCOPIO CATERI	27567-158		8/12/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
1/31/2018	Mail Update	EMK	Ellen K
1/8/2000	Mailer Sent		
1/8/2000	Meas/Inspect	277	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4340		Sq. Ft.	Site		0	70.	1.27	6									385,139						385,100	

Total AC/HA:	0.09963	Total SF/SM:	4340	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	385,139	Spl Credit		Total:	385,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05824256
Const Adj.:	0.98990101
Adj $ / SQ:	178.084
Other Features:	128500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	639978
Depreciation:	220472
Depreciated Total:	419505

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5		Baths: 3					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

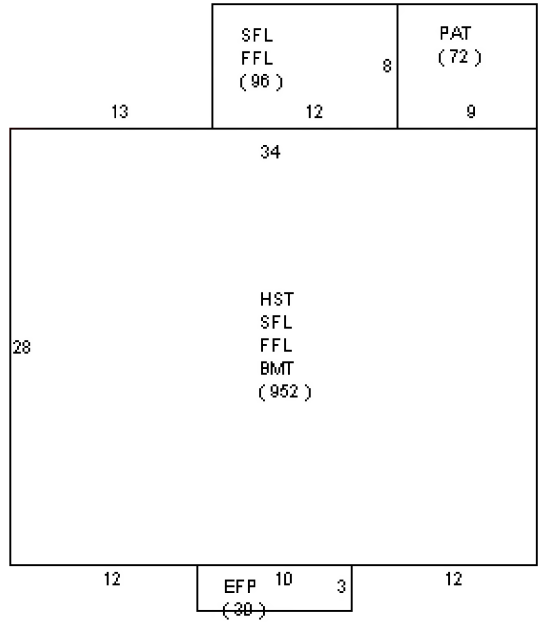
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.08
Special Features:	0	Val/Su Net:	115.69
Final Total:	419500	Val/Su SzAd	163.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,048	178.080	186,632
SFL	Second Floor	1,048	178.080	186,632
BMT	Basement	952	53.430	50,861
HST	Half Story	476	178.080	84,768
PAT	Patio	72	5.940	428
EFP	Enclos Porch	30	71.870	2,156

Net Sketched Area:	3,626			Total:	511,477
Size Ad	2572	Gross Are	4102	FinArea	2572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0002-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc